STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

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KNOW ALL MEN BY THESE PRESENTS, that

JAMES COULLEY FARMSWORTH

in consideration of Two Thousand Two Hundred Twenty and 38/100---and assumption of mortgages described below the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release JIMMY MATTISON AND ROSA MAE MATTISON, their heirs and assigns;

ALL that piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 3 and a portion of Lot No. 4, on Plat of Shady Acres, which plat is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book "OOO", Pages 76 and 77, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Gin Road, joint corner with Lot No. 2, and running thence N. 35-53 W. 120 feet to an iron pin; thence N. 83-03 W. 74.3 feet to an iron pin; thence S. 25-23 E. 68 feet to an iron pin; thence S. 38-16 W. 10 feet to an iron pin; thence S. 30-44 E. 96 feet to an iron pin on Gin Road, joint front corner Lots 3 and 4; thence along Gin Road S. 57-43 W. 85 feet to an iron pin, the point of beginning.

This conveyance is made subject to any restrictions, rights-of-way, or easements that may appear of record on the recorded plat (s) or on the premises.

As a part of the consideration hereof, the grantees agree to assume and pay, according to its terms, those certain notes and mortgages given to Citizens Builder Mart and James A. Harris, on which there is a balance due of \$11,520.38 and \$2,300.00; said mortgages being recorded in Mortgages Volumes 1137 and 1143, Pages 517 and 629.

This is the same property conveyed to the grantor by deed recorded in the RMC Office for Greenville County, S. C., in Deed Volume 880 at Page 563.

Grantees to pay 1970 taxes.



Greenville County

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together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise in taining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee s(s) heirs or success forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) heirs or successors, executors and administrators forever defend all and singular said premises unto the grantee(s) and the grantee s(s) heirs or successors and against every person with the same or any part thereof. incident

WITNESS the grantor's(s') hand(s) and seal(s) this 1 st day of SIGNED, sealed and delivered in the presence of:

STATE OF SOUTH CAROLINA

PROBATE

sign, seal and as the grantor's(s') act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 1st day of April ¹⁹ 70

arry Notary Public for South Carolina.

My Commission Expires My Commission Expires September 3, 1979

STATE OF SOUTH CAROLINA

RENUNCIATION OF DOWER

UOUNTY OF GREENVILLE I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s) heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

CIVEN under my hand and seal this 1st 19 70

day of April Notary Public for South Carolina.

April 2008

RECORDED this 2nd. day of April (SEAL)

#21494 19 70 at